

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF COLUMBIA

APPLICATION TO PLEDGE REAL PROPERTY TO SECURE RELEASE ON BOND

UNITED STATES OF AMERICA

v.

Criminal Number 17-201-01 (ABJ)

Paul J. Manafort, Jr.

1. Name(s) of person(s) offering real property for appearance or surety bonds:

Paul J. Manafort, Jr. and Kathleen B. Manafort

2. Address(es): 10 St. James Drive, Palm Beach Gardens, FL
33418

3. Location of property offered (address and brief description of property):

10 St. James Drive, Palm Beach Gardens, FL
(single family home)

4. Person(s) and address(es) in whose name property is assessed:

Paul J. Manafort, Jr. and Kathleen B. Manafort

5. Mortgage, liens, encumbrances of any kind on such property and the interest held in such property by anyone other than the person(s) in whose name the property is assessed:

None.

6. Assessed value of property: \$ 1,250,000

7. Mortgage, liens, encumbrances or other interests (total)
\$ 0

(over)

8. Net assessed value of property (line 6 less line 7):

\$ 1,250,000

9. Amount required for appearance or surety bonds:

\$ See attached rider.

There must be attached to this form a certificate from the Assessor's Office of the District of Columbia, indicating the square and lot numbers, street address, current assessed value, and in whose name the property is assessed.

If the amount shown on line 8 (listed above) exceeds that shown on line 9, then the property, if qualified in all other respects, is adequate to secure the bond in question.

* * * * *

AFFIDAVIT IN SUPPORT TO APPLICATION TO PLEDGE REAL PROPERTY TO
SECURE RELEASE OF DEFENDANT ON BOND

I declare under penalty of perjury that the information on this application is true and correct.

I also warrant under oath that, subsequent to the execution of deed of trust on the property described in this application to secure the release of:

Paul J. Manafort, Jr.

and prior to recordation of said deed, no other deed of any kind will be executed by me or will this property be further encumbered in any way.

Witness my hand and seal _____

Subscribed and sworn to before me this _____ day of _____,
19____.

CLERK, U.S. DISTRICT COURT

United States of America v. Paul Manafort
Crim No:17 -20101 (ABJ)

Rider to Appilcation to Pledge Real Property to Secure Release on Bond

5. 174 Jobs Lane, Bridgehampton N.Y. has a mortgage to Federal Savings Bank dated November 16, 2016 in the amount of \$9,500,000.

601 N. Fairfax Street, Alexandria, Va is encumbered by a deed of trust to Federal Savings Bank as collateral for the mortgage on 174 Jobs Lane.

123 Baxter Street, New York, N.Y. has a mortgage to Woodlawn LLC dated August 7, 2017 in the amount of \$1,025,000.

10 St. James Drive, Palm Beach Gardens FL has no encumbrances.

6. Assessed Value:

174 Jobs Lane, Bridgehampton	\$13,500,000
123 Baxter Street, New York	4,725,000
601 N. Fairfax Street, Alexandria	2,700,000
10 St. James Drive, Palm Beach Gardens	1,250,000

Total	\$22,175,000
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7. Mortgages, liens, encumbrances or other interest: \$10,525,000

8.Net assessed value: \$11,650,000

9.Amount required for appearance or surety: \$10,000,000

Line 8 exceeds Line 9.

UNITED STATES DISTRICT COURT
for the District of Columbia

United States of America

v.

Paul J. Manafort
Defendant

Case No.

17-201-01 (ABJ)

AGREEMENT TO FORFEIT REAL PROPERTY TO OBTAIN A DEFENDANT'S RELEASE

To obtain the defendant's release, we jointly and severally agree to forfeit the following property to the United States of America if this defendant fails to appear as required for any court proceeding or for the service of any sentence imposed as may be noticed or ordered by any court considering this matter, or fails to comply with any conditions of release set by the court (describe property and any claim, lien, mortgage, or other encumbrance on it):

10 Saint James Drive, Palm Beach Gardens,
Florida

No encumbrances; we hereby waive the benefit
of the homestead exemption

Ownership. We declare under penalty of perjury that we are this property's sole owners and that it is not subject to any claim, lien, mortgage, or other encumbrance except as disclosed above. We promise not to sell, mortgage, or otherwise encumber the property, or do anything to reduce its value while this agreement is in effect. We deposit with the court the following ownership documents, including any encumbrance documents (list all documents and submit as attachments):

1. Deed dated September 17, 2007
2. Valuation

Surety Information. We understand that the court and the United States of America will rely on the surety information in approving this agreement.

Conditions of Release. We state that we have either read all court-ordered conditions of release imposed on the defendant or had them explained to us.

Continuing Agreement. Unless the court orders otherwise, this agreement remains in effect during any appeal or other review until the defendant has satisfied all court notices, orders, and conditions.

Exoneration of Sureties. This agreement is satisfied and ends if the defendant is exonerated on all charges or, if convicted, the defendant reports to serve any sentence imposed.

Forfeiture. If the defendant fails to obey all conditions of release, court notices, and orders to appear, the court will immediately order the property forfeited and on motion of the United States of America may order a judgment of forfeiture against the signing parties and their representatives, jointly and severally, including interest and costs.

AO 100 (Rev. 06/09) Agreement to Forfeit Real Property to Obtain a Defendant's Release

I swear under penalty of perjury that the above information is true and agree to the conditions of this agreement.

Date: _____

Defendant (if a property owner)

City and state: _____

Kathleen B. Manafort
Property owner's printed name

Property owner's signature

Property owner's printed name

Property owner's signature

Property owner's printed name

Property owner's signature

Sworn and signed before me.

CLERK OF COURT

Date: _____

Signature of Clerk or Deputy Clerk

Agreement accepted.

UNITED STATES OF AMERICA

Date: _____

Assistant United States Attorney's signature

Agreement approved.

Date: _____

Judge's signature

10 Saint James Drive, Alexandria, VA

DEED



CFN 20070443636
OR BK 22124 PG 1544
RECORDED 09/20/2007 10:27 00
Palm Beach County, Florida
AMT 1,500,000 00
Doc Stamp 10,500 00
Sharon R Bock, CLERK & COMPTROLLER
Pg# 1544 - 1546, (3pgs)

PREPARED BY AND RETURN TO

Signature Land Title Company, LLC
400 Village Square Crossing, Suite 2E
Palm Beach Gardens, FL 33410

Property Control No 52-42-42-11-15-000-0760

WARRANTY DEED

THIS WARRANTY DEED, made this 17 day of September, 2007 by AARON W LEVY and EVELYN LEVY, husband and wife, hereinafter called the Grantor, whose mailing address is 116 "C" Palm Bay Drive, Palm Beach Gardens, FL 33418, to PAUL J MANAFORT and KATHLEEN B MANAFORT, husband and wife, hereinafter called the Grantee, whose mailing address is 211 North Union Street, Suite 230, Alexandria, VA 22314

(Wherever used herein the terms "Grantor" and "Grantee" are used for singular or plural, as context requires and include all the parties to this instrument and the heirs legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirm unto the Grantee, all that certain land situate in the County of Palm Beach, State of Florida, to-wit

Lot 76, PLAT ONE HANSEN JDM, according to the Plat thereof, as recorded in Plat Book 64, Page 67, of the Public Records of Palm Beach County, Florida

SUBJECT TO restrictions, reservations, covenants, conditions and easements of record, taxes for the year 2007 and the years subsequent thereto, and all applicable laws, ordinances, and governmental regulations, including without limitation, zoning and building codes and ordinances

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND the said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all liens and encumbrances, except taxes accruing subsequent to December 31, 2006

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered
in the presence of

Witness

Gregoire Nadeau
(Print Name)

Witness

Tim Quinlan
(Print Name)

Witness

Gregoire Nadeau
(Print Name)

Witness

Tim Quinlan
(Print Name)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of September 2007, by
AARON W LEVY and EVELYN LEVY



GREGOIRE NADEAU
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION # DD446177
EXPIRES 9/11/2009
BONDED THRU 1 888 NOTARY

NOTARY PUBLIC

Greg Nadeau
(Print Name)

My commission expires 9/11/09

Commission No DD446177

Personally Known OR Produced Identification

Type of identification Produced Florida ID

F:\My Documents\Dan\91732\wdtwosellers wpd

This instrument prepared by
Larry Z. Glickman
Sachs Sax Klein P A
Suite A150 301 Yamato Road
Boca Raton FL 33431

**CERTIFICATE OF COMPLIANCE
for transfer of a UNIT
in the BALLENISLES Community**

THIS IS TO CERTIFY that BALLENISLES COMMUNITY ASSOCIATION INC
(ASSOCIATION) hereby verifies to Paul J & Kathleen B Manafort [NAME OF BUYER] as grantee(s)
of the following UNIT in the BALLENISLES Community

**LOT 76 Ballenisles Pod 5B according to the Plat thereof on file in the
Office of the Clerk of the Circuit Court in and for Palm Beach County
Florida recorded in Plat Book 64 Page 67**

that as of the date hereof the UNIT referenced above is in compliance with all relevant provisions of
Second Restated and Amended Declaration of Protective Covenants Conditions and Restrictions for
Ballenisles as amended

Dated this 23rd day of August 2007

Signed sealed and delivered
in the presence of

(Sign) Jillian Arena

(Print) Jillian Arena

(Sign) JUNE K HENIG

(Print) JUNE K HENIG

BALLENISLES COMMUNITY ASSOCIATION INC

By Carole Cauthen

Print name Carole Cauthen

Title Controller

STATE OF FLORIDA)

PALM BEACH COUNTY)

SS

The foregoing instrument was acknowledged before me this 23rd day of August
2007 by Carole Cauthen as Controller of BALLENISLES COMMUNITY
ASSOCIATION INC He/she is personally known to me or has produced
as identification

Arlene J King
NOTARY PUBLIC
PRINT/STAMP/TYPE NAME
COMMISSION EXPIRES
COMMISSION NUMBER



Arlene J King
Commission #DD411854
Expires MAR 27, 2009
www.AARONNOTARY.com

10 Saint James Drive, Alexandria, VA

PROPERTY VALUE

Zillow, Inc. (US) https://www.zillow.com/homedetails/10-Saint-James-Dr-Palm-Beach-Gardens-FL-33418/46856376_zpid/?fullpage=true



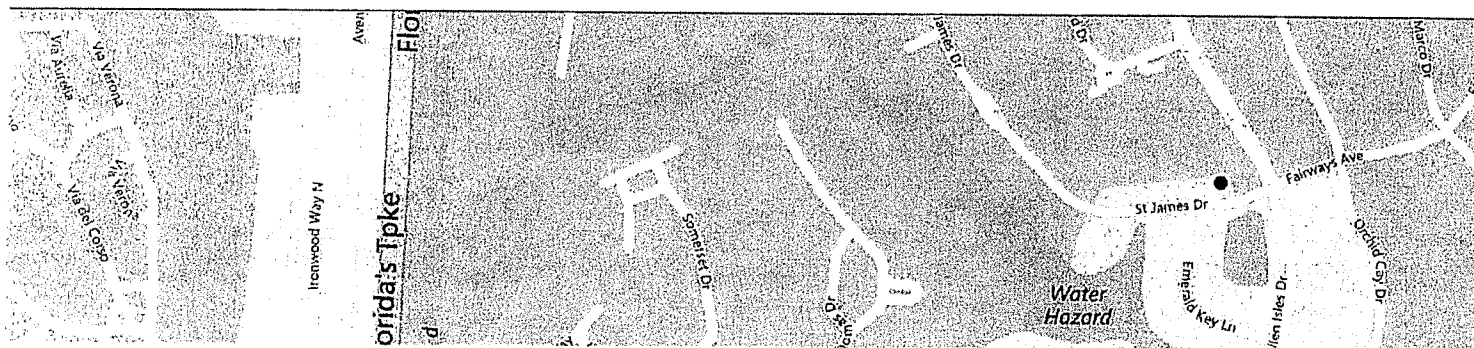
Buy Rent Sell Mortgages Agent finder Home design More

CORRECT HOME FACTS SAVE SHARE HIDE GET UPDATES MORE

Public View Owner View

Florida

Find the right renter. List your rental for free on Zillow.



**10 Saint James Dr,
Palm Beach Gardens, FL
33418**

5 beds · 5 baths · 4,034 sqft

OFF MARKET

Zestimate[®]:

\$1,250,497

I disagree

Rent Zestimate[®]: \$6,792 /mo